



## City Council (Public Meeting) Minutes

**Monday, June 16, 2025, 6:44 p.m.**

**S.H. Blake Memorial Auditorium**

Present:

- Mayor Ken Boshcoff
- Councillor Rajni Agarwal
- Councillor Albert Aiello
- Councillor Mark Bentz
- Councillor Kasey Etreni
- Councillor Andrew Foulds
- Councillor Trevor Giertuga
- Councillor Brian Hamilton
- Councillor Greg Johnsen
- Councillor Kristen Oliver
- Councillor Dominic Pasqualino
- Councillor Michael Zussino

Officials:

- Dana Earle, Manager – Legislative Services & Deputy City Clerk
- John Collin, City Manager
- Patty Robinet, City Solicitor
- Kayla Dixon, Commissioner - Infrastructure & Operations
- Keri Greaves, Commissioner - Corporate Services & City Treasurer
- Kerri Marshall, Commissioner - Growth
- Kelly Robertson, Commissioner - Community Services
- Cynthia Olsen, Director - Strategy & Engagement
- Joel DePeuter, Director – Development Services
- Devon McCloskey, Manager – Planning Services
- Decio Lopes, Supervisor – Planning Services
- Darrik Smith, Housing Accelerator Coordinator
- Gordon Stover, Committee & Meeting Management System Coordinator

**1. City Council (Public Meeting)**

Chair: Mayor Ken Boshcoff

**2. Disclosures of Interest**

**3. Confirmation of Agenda**

MOVED BY: Councillor Michael Zussino

SECONDED BY: Councillor Rajni Agarwal

WITH RESPECT to the June 16, 2025 City Council (Public Meeting), we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

**4. Public Meeting Procedures**

Public Meeting procedures were read to Members of Council and those in attendance.

**5. City Council (Public Meeting)**

**5.1 Zoning By-law Amendment – Eastern Terminus of Jasper Drive**

Report 202-2025 - Growth - Development Services - Planning Services recommending approval of an application for a Site Specific Zoning By-law Amendment on lands at the eastern terminus of Jasper Drive to allow for the establishment of mid-rise residential development.

Supervisor - Planning Services Decio Lopes provided a PowerPoint presentation and overview of the report and responded to questions from Members of Council.

The Chair asked whether the applicant was in attendance and wished to be heard.

Applicant Bill Boquist appeared before Council along with Rene Larson, provided an overview and responded to questions.

The Chair asked if there were any speakers to the application who wished to be heard.

There were no further speakers to the application.

MOVED BY: Councillor Albert Aiello  
SECONDED BY: Councillor Michael Zussino

WITH RESPECT to Report 202-2025-Growth-Development Services-Planning Services, we recommend that the Zoning By-law be amended on the subject lands municipally referred to as being the terminus of Jasper Drive, south of Fulton Avenue, and more specifically described as:

**FIRSTLY:**

Part of Part of Southwest 1/4 Section 51 McIntyre, Part 13 on 55R9670, Part 1 on 55R10074, Part R.O.W. For Spur, Plan M177 McIntyre Part 2 on 55R10074, S & E Part 2 on 55R12102; Part Blk 58, Plan 55M446 McIntyre Part 1 on 55R10033; Lot 2630, Plan M42 McIntyre; Lot 2631, Plan M42 McIntyre; Lot 2632, Plan M42 McIntyre; Lot 2633, Plan M42 McIntyre; Part Lane, Plan M42 McIntyre Parts 2 & 3 on 55R10033; Thunder Bay Being Part of Pin 62122-0403 (Lt)

**SECONDLY:**

PCL Block L-1 Section M321; Block L Plan M321 McIntyre; Thunder Bay, Being Pin 62122-0018 (Lt)

**THIRDLY:**

Part of PCL Block M-1 Sec M321; Blk M Plan M321 McIntyre; Thunder Bay, Being Part of Pin 62122-0019 (Lt)

**FOURTHLY:**

Block J & Block K Plan M321 McIntyre except Part 1 on 55R11602 and except Parts 1 & 2 on 55R13801; City of Thunder Bay, Being Pin 62122-0435 (Lt)

All shown as Property Location on Attachment A:

1. Rezone from the "CM" – Community Zone and "FD" – Future Development Zone to the "UM" – Urban Mid-rise Zone;
2. Define "lot" to mean the subject lands despite potential multiple ownership; and
3. Amend the required exterior setback to 3.0 metres.

AND THAT the lands be designated as an area of Site Plan Control;

AND THAT any necessary by-laws be presented to City Council for ratification.

CARRIED

## **5.2 Housing Accelerator Fund – Housing Community Improvement Plan and Construction Assistance Grant Results and Adjustments**

At the May 6, 2024 Committee of the Whole meeting, a resolution was passed recommending administrative changes to the Strategic Core Areas Community Improvement Plan (CIP) Section 2.4 - Construction Assistance Grant Program be approved and that Administration report back on the results of the program and any potential adjustments in Q2 2025.

Report 160-2025 - Growth - Development Services - Planning Services provides an overview of the successful results of the Community Improvement Plan (CIP) housing grant programs and recommends that City Council adopt a minor boundary expansion to the Housing Community Improvement Plan (HCIP) Project Area.

Memorandum Mayor Ken Boshcoff – Chair, Mayor’s Taskforce on Building More Homes Advisory Committee, dated May 21, 2025 containing a resolution passed in support.

Housing Accelerator Coordinator Darrik Smith provided a PowerPoint presentation and responded to questions from Members of Council.

The Chair asked if there were any speakers to the application who wished to be heard.

Lance and Wendy Jonson appeared before Council via MS Teams.

There were no further speakers to the application.

MOVED BY: Councillor Albert Aiello

SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to Report 160-2025-Growth-Development Services-Planning Services, we recommend that the boundary expansion to the Housing Community Improvement Project Area, as appended to this report as Attachment A, be adopted;

AND THAT Outstanding Item 2024-003-DEV – Strategic Core Areas Community Improvement Plan – Results of Program & Potential Adjustments be removed from the Outstanding List;

AND THAT any necessary by-laws be presented to City Council for ratification.

CARRIED

### **5.3 Growth Community Improvement Plan (CIP)**

Report 190-2025 - Growth - Development Services - Planning Services recommending that the Growth Community Improvement Plan (Growth CIP) for the City of Thunder Bay, be adopted.

Director - Development Services Joel DePeuter and Manager - Planning Services Devon McCloskey provided a PowerPoint presentation and responded to questions from Members of Council.

The Chair asked whether the applicant was in attendance and wished to be heard.

The Chair asked if there were any speakers to the application who wished to be heard.

There were no further speakers to the application.

MOVED BY: Councillor Albert Aiello

SECONDED BY: Councillor Michael Zussino

WITH RESPECT to Report 190-2025 Growth-Development Services-Planning Services, we recommend that the Growth Community Improvement Plan (Growth CIP) for the City of Thunder Bay be adopted, City-wide;

AND THAT the Employment Growth Tax Incentive, Capital Contribution Grant, Brownfield Rehabilitation Grant, Large-Scale Employment Grant, Planning and Building Fees Grant be activated;

AND THAT the Commissioner of Growth, or designate, be authorized to sign all documentation related to this matter including funding agreements up to a maximum of \$2 million;

AND THAT any necessary by-laws be presented to City Council for ratification.

CARRIED

## 6. By-Laws

### 6.1 By-law 161-2025 - A By-law to amend By-law 296-2024 Housing Community Improvement Plan

A By-law to amend By-law 296-2024, being a by-law to adopt a Housing Community Improvement Plan and to amend the Strategic Core Areas Community Improvement Plan by expanding lands designated within the City of Thunder Bay as the Housing Community Improvement Project Area.

### 6.2 By-law 191-2025 - A By-law to adopt a Growth Community Improvement Plan

A By-law to adopt a Growth Community Improvement Plan (City-wide).

### 6.3 By-law 209-2025 – Eastern Terminus of Jasper Drive

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the *Planning Act*, R.S.O. 1990, as amended (Eastern Terminus of Jasper Drive).

### 6.4 By-law 210-2025 – Zoning By-law Amendment – Eastern Terminus of Jasper Drive

A By-law to amend By-law 1/2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (Eastern Terminus of Jasper Drive).

## 7. By-Law Resolution

By-law Resolution - June 16, 2025 - City Council

MOVED BY: Councillor Greg Johnsen

SECONDED BY: Councillor Kristen Oliver

THAT the following By-laws be introduced, read, dealt with individually, engrossed, signed by the Mayor and Clerk, sealed and numbered:

1. A By-law to amend By-law 296-2024, being a by-law to adopt a Housing Community Improvement Plan and to amend the Strategic Core Areas Community Improvement Plan by expanding lands designated within the City of Thunder Bay as the Housing Community Improvement Project Area.

By-law Number: 161-2025

2. A By-law to adopt a Growth Community Improvement Plan (City-wide).

By-law Number: 191-2025

3. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the *Planning Act*, R.S.O. 1990, as amended (Eastern Terminus of Jasper Drive).

By-law Number: 209-2025

4. A By-law to amend By-law 1/2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (Eastern Terminus of Jasper Drive).

By-law Number: 210-2025

CARRIED

## **8. Adjournment**

The meeting adjourned at 7:50 p.m.

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Mayor

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Deputy City Clerk